

1 **Section 2-1600 TR-2 (Transitional Residential - 2)**

2 **2-1601 Purpose and Intent.** The purpose and intent of the TR-2 district is to:

- 3 (A) Create a visual/spatial transition between the suburban area and the rural area of
4 the County;
- 5 (B) Achieve a blend of rural and suburban development;
- 6 (C) Encourage new development designs that incorporate both suburban and rural
7 features;
- 8 (D) Achieve a balance between the built and natural environment;
- 9 (E) Protect and integrate open space and natural resources; and
- 10 (F) Implement requirements that open space be provided in conjunction with
11 ~~conservation design and other~~ the standards of this Ordinance.

12

13 **2-1602 Use Regulations.** Table 2-1602 summarizes the principal use regulations of the TR-2
14 district.

15 (A) **Organization of Use Table.** Table 2-1602 organizes the uses in the TR-2 district
16 by Use Classifications, Use Categories and Use Types.

17 (1) **Use Classifications.** The Use Classifications are: residential uses;
18 agricultural uses; public and institutional uses; commercial uses; and
19 industrial uses. The Use Classifications provide a systematic basis for
20 assigning present and future land uses into broad general classifications
21 (e.g., residential uses and agricultural uses). The Use Classifications then
22 organize land uses and activities into general “Use Categories” and
23 specific “Use Types” based on common functional, product, or physical
24 characteristics, such as the type and amount of activity, the type of
25 customers or residents, how goods or services are sold or delivered, and
26 site conditions.

27 (2) **Use Categories.** The Use Categories describe the major sub-groups of the
28 Use Classification, based on common characteristics (e.g., the residential
29 Use Classification is divided into two major Use Categories: Household
30 Living and Group Living). Principal uses are identified in defining the Use
31 Category. They are principal uses that most closely share the common
32 characteristics that are key to the Use Category.

33 (3) **Use Types.** The Use Categories are then divided into specific Use Types.
34 The specific Use Types are included in the respective Use Category. They

1 identify the specific uses that are considered to fall within characteristics
2 identified in the Use Category. For example, single family detached
3 dwellings, multi-family dwellings and town houses are Use Types in the
4 Household Living Use Category.

5 (B) **Use Categories and Use Types Defined.** All the Use Categories and Use Types
6 listed in Table 2-1602 are defined in Article VIII (Definitions).

7 (C) **Permitted and Special Exception Uses.** A “P” in the column identified “TR-2”
8 indicates that a Use Category or specific Use Type is permitted as a matter of
9 right (as a permitted use) in the TR-2 district, subject to compliance with all
10 applicable standards and regulations in this Ordinance and all other county
11 ordinances. An “S” indicates that a Use Type is allowed in the TR-2 district as a
12 special exception in accordance with the procedures and standards of Section 6-
13 1300. In some instances and based on the Additional Regulations for Specific
14 Uses (Section 5-600), a Use Type will be permitted under certain conditions
15 (allowed as a permitted use), or allowed as a special exception under other
16 conditions. In those instances, it is identified as “P/S.”

17 (D) **Reference to General Use Category.** References to “General Use Category”
18 under the Use Type column, means all of the uses in the Use Category are
19 allowed. The Use Categories are defined in Article VIII. Where specific Use
20 Types are listed in the Use Type column, only the listed Use Types in the Use
21 Category are allowed. The Use Types are defined in Article VIII.

22 **Additional Regulations for Specific Uses.** References to sections in the final column of Table
23 2-1602 (Additional Regulations for Specific Uses) indicate that the listed use is subject to use-
24 specific regulations. The numbers provide a cross-reference to the “Additional Regulations for
25 Specific Uses” in Section 5-600. All the Use Categories and Use Types listed in Table 2-1602
26 are defined in Article VIII (Definitions).
27

**TABLE 2-1602
TR-2 TRANSITIONAL RESIDENTIAL-2 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	TR-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
RESIDENTIAL USES			
Household Living	Accessory dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	Manufactured housing subject to Section 5-620.
	Home occupation (accessory to single family detached dwelling)	P	Section 5-400
	Portable Dwelling/ Construction Trailer	P	
	Guest house (accessory to single family detached dwelling)	P	Section 5-612
Group Living	Congregate housing facility	S	
	Continuing care facility	S	
	Orphanage or similar institution	S	
	Monastery or convent	S	Section 5-656
	Tenant dwelling	P/S	Section 5-602
AGRICULTURAL USES			
Agriculture	General Use Category	P	Section 5-626
Horticulture	General Use Category	P	Section 5-626
Animal Husbandry	General Use Category	P	Section 5-626

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USE CATEGORY	USE TYPE	TR-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site	Animal care business	P	Section 5-627
	Custom operators	P	Section 5-627
	Direct market business for sale of products produced on-site including but not limited to PYO (pick-your-own)	P	Section 5-627
	Equestrian facilities	P	Section 5-627
	Equestrian facility, on lots of less than fifty (50) acres, or without frontage on a state maintained road	S	Section 5-627
	Farm co-ops	P	Section 5-627
	Farm based tourism events	P	Section 5-628
	Farm markets	P	Section 5-603
	Pet farms	P	Section 5-627
	Stables	P	Section 5-627
	Stable, neighborhood on lots less than twenty five (25) acres, or without frontage on a state maintained road	S	Section 5-627
	Wayside stand	P	Section 5-604
Animal Services	Veterinary service	P	
PUBLIC AND INSTITUTIONAL USES			
Day Care Facilities	Child care home	P	Section 5-609(A)
	Child or adult day care	S	Section 5-609(B)
Cultural and Governmental Facilities	Community center, HOA facilities only	P	
	Structures or uses for local government purposes not otherwise listed	S	

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TR-2 TRANSITIONAL RESIDENTIAL-2 DISTRICT USE TABLE**

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USE CATEGORY	USE TYPE	TR-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Education	Colleges or Universities (including dorms)	S	
	School (elementary or middle), for fifteen (15) pupils or less	P	Section 5-655
	School (elementary, middle, or high), for more than 15 pupils	S	
	Seminary	S	
	Vocational school	S	
Park and Open Space	Cemetery	S	Section 5-637
	Mausoleum	S	Section 5-637
	Community, neighborhood, or regional park, passive recreational uses	P	
	Community, neighborhood, or regional park, active recreational uses	S	
	Wetlands mitigation bank	P	
Public Safety	Fire and/or rescue station	S	Section 5-638
	Police station or substation	S	Section 5-638
Religious Assembly	Church, synagogue, temple or mosque with seating capacity of 300 or less seats in sanctuary or main activity area	P	Section 5-639
	Church, synagogue, temple, or mosque with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers, with more than 50 children, recreational facilities	S	Section 5-639
Utility	Communal sewer system	P	Section 5-621
	Communal water supply system	P	Section 5-621
	Public utility service center and storage yard	S	Section 5-621

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TR-2 TRANSITIONAL RESIDENTIAL-2 DISTRICT USE TABLE**

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USE CATEGORY	USE TYPE	TR-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Public utility service center, without outdoor storage	P	Section 5-621
	Recycling drop off collection center, public	P	Section 5-607
	Recycling drop off collection center, private	S	Section 5-607
	Sewage and water treatment plant	S	Section 5-621
	Utility substation, dedicated	S	Section 5-621
	Utility substation, distribution	S	Section 5-616 and 5-621
	Utility substation, transmission	S	Section 5-616 and 5-621
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	Unless exempted by Section 1-103 (D)
	Utility transmission line, underground	P	
	Water storage tank	S	Section 5-621
	Sewage and water pumping station	P	Section 5-621
COMMERCIAL USES			
Recreation and Entertainment	Golf course	S	Section 5-648
	Private club or lodge	S	
Retail Sales and Service	Small business	P/S	Section 5-614
Visitor Accommodation	Bed and breakfast homestay	P/S	Section 5-601(A)
	Bed and breakfast inn	S	Section 5-601(B)
INDUSTRIAL USES			
Telecommunication Facilities	Radio and/or television tower	S	Section 5-618

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TR-2 TRANSITIONAL RESIDENTIAL-2 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	TR-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Telecommunications antenna	P	Section 5-618(A)
	Telecommunications monopole	P	Section 5-618(B)(1)
	Telecommunications monopole	S	Section 5-618(B)(2)
	Telecommunication tower	S	Section 5-618(C)(2)

2-1603 Development Standards.

- (A) **General.** All development in the TR-2 district, unless exempted pursuant to Section 2-1603 (B) shall be developed consistent with Section 5-701 (TR Districts Lot Standards) ~~and 6-2000 (Conservation Design).~~
- (B) **Exemptions.** The development of a lot existing on the date of adoption is exempted from the standards and requirements of Section 5-701 (TR Districts Lot Standards). The development of such lot shall be subject to the development standards of Table 2-1603(B).

**TABLE 2-1603(B):
TR-2 BUILDING REQUIREMENTS FOR EXISTING LOTS
(Lots Existing Prior to January 7, 2003)**

Minimum Required Yards	No building shall be located within 25 feet of any property line nor within 100 feet from the right-of-way of any arterial road, 75 feet from the right-of-way of any collector road, and 35 feet from any other road right-of-way, private access easement, and any prescriptive easement.
Maximum Floor Area Ratio	0.05
Maximum Building Height	35 feet. No restriction for buildings used exclusively for agriculture, horticulture and animal husbandry.